



DEPARTMENT OF THE NAVY  
SOUTHWEST DIVISION  
NAVAL FACILITIES ENGINEERING COMMAND  
ENVIRONMENTAL PLANNING AND  
NATURAL RESOURCES MGMT DIVISION  
1220 PACIFIC HIGHWAY, RM 231  
SAN DIEGO, CALIFORNIA 92132-5178

SAMPLE NEGATIVE DETERMINATION

11000  
Ser 232.PM/0192  
25 MAR 1993

Mr. Peter Douglas  
Executive Director  
California Coastal Commission  
45 Fremont Street, Suite 2000  
San Francisco, CA 94105-2219

Dear Mr. Douglas:

This Coastal Consistency Negative Determination (CCND) is submitted for the construction of a three-story Bachelor Officers Quarters (BOQ) at Naval Amphibious Base (NAVPHIBASE), Coronado, in compliance with Section 930.35(d) of the National Oceanic and Atmospheric Administration, Federal Consistency Regulations (15 CFR 930). This project will repair deteriorated structures and provide adequate housing for personnel at NAVPHIBASE to comply with current Navy standards which require one bathroom per person.

The new BOQ shall include concrete floors spanning to concrete columns, concrete masonry load bearing walls, flat roof, driven concrete pile foundation and utilities. The upgrade of building 500 shall increase capacity from 90 personnel to 180 by creating private bathrooms in rooms currently sharing bathrooms. The reconfiguration shall include removal and replacement of existing metal stud walls, doors, frames and fixtures. Enclosure (1) contains a map and site plans.

The proposed project will have no impact on the coastal zone. Existing land use will not change as the project is consistent with existing Federal, state and local land use plans, policies and controls. The project site is an existing paved area surrounded by existing buildings. Enclosure (2), the map of building heights, and enclosure (3), list of building heights, illustrate that the new building will not rise above the surrounding structures. Noise and air impacts from construction will be minor and temporary. There will be no water quality impacts, since there is no in-water construction or new discharges associated with this project. The proposed project will not displace any flora or fauna. The project exists within 1 kilometer of the endangered California least tern nesting site on Delta Beach. Since pile driving shall not be conducted during the least tern nesting season, impacts to that species are nonexistent.

11000  
Ser 232.PM/0192  
2 5 MAR 1993

In accordance with the Federal Coastal Zone Management Act of 1972, as amended, Section 307(c)(1), the CCND demonstrates that the proposed action will be undertaken in a manner as to not affect the coastal zone. Please take the appropriate action on this CCND. The point of contact concerning this matter is Mr. Patrick McKay at (619) 532-3741.

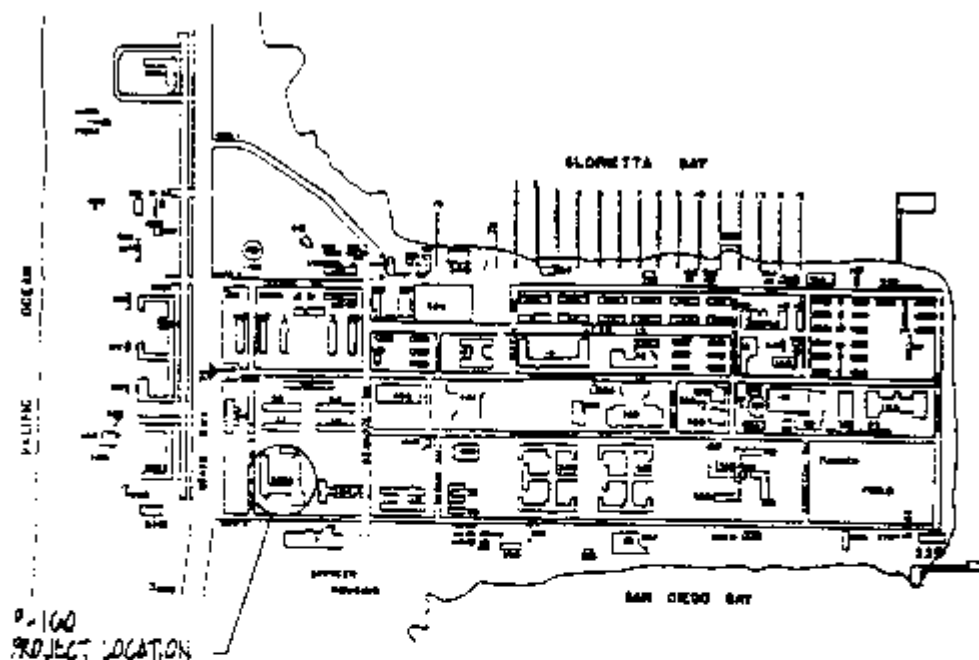
Sincerely,

DAN MUSLIN  
Head, Environmental Planning  
Branch  
By direction of  
the Commanding Officer

Encl:

- (1) Map and Site Plans (8 sheets)
- (2) Map of Building Heights Near P-160
- (3) List of Building Heights Near P-160

PROJECT OF	AMM 049001070	NOVA PROJECT	500 MILITARY UPGRADE DATA
DATE	23 JULY 1986	A. FEIN	J. BRUCE R. OPIORNE



BASE MAP

NO 40313

NOVA AMPHIBIOUS BASE



VICINITY MAP

NO 40313

SHEET 1 OF 8

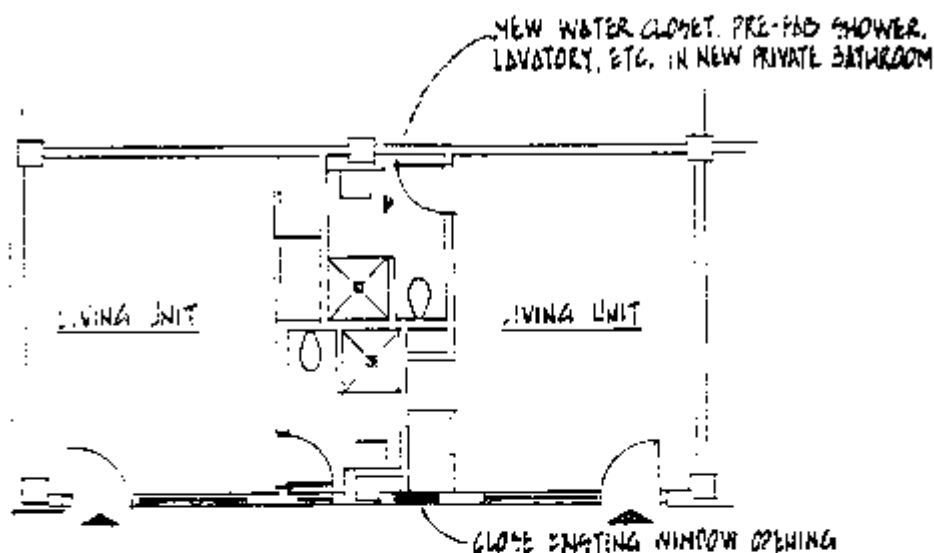
ENCLOSURE (1)

ENCLOSURE (1)

Appendix D

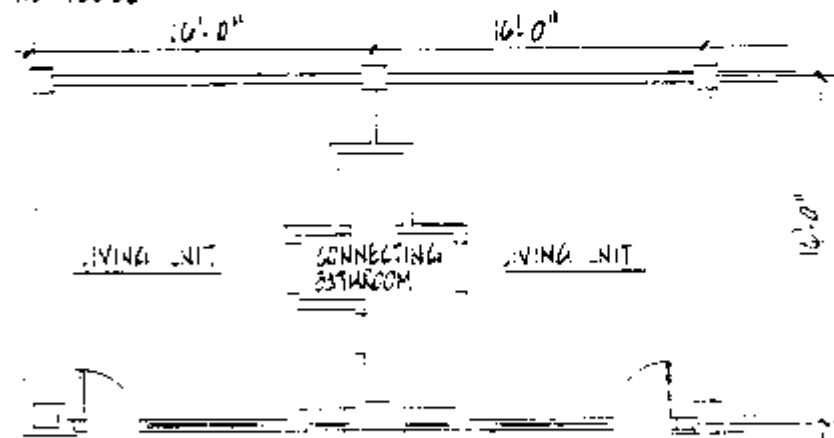


SAN DIEGO, CALIFORNIA		MOON PROJECT P-16		300 (1984) & UPGRADE BLDG 50
DESIGN BY	ALMA ASSOCIATES	DATE	L. FEIN	BY: J. BRUCE
TA:	23 JULY, 1986			R. O'DIORNE



**REMODELED FLOOR PLAN (2 UNITS, 2 BATHS) - BLDG. 500**

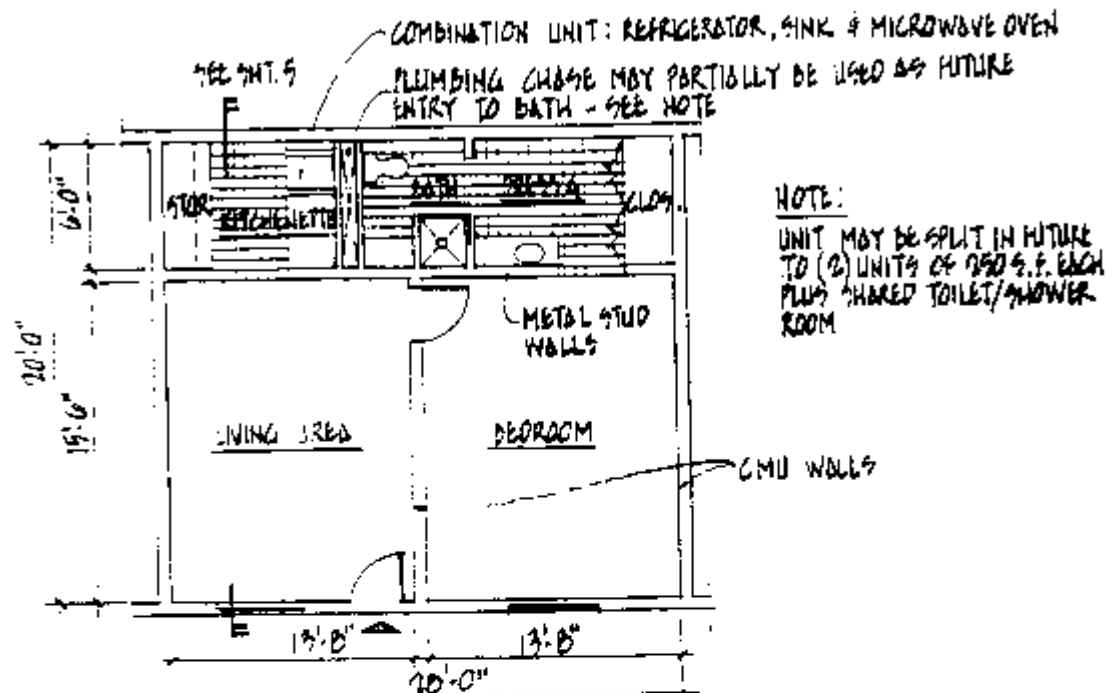
NO SCALE



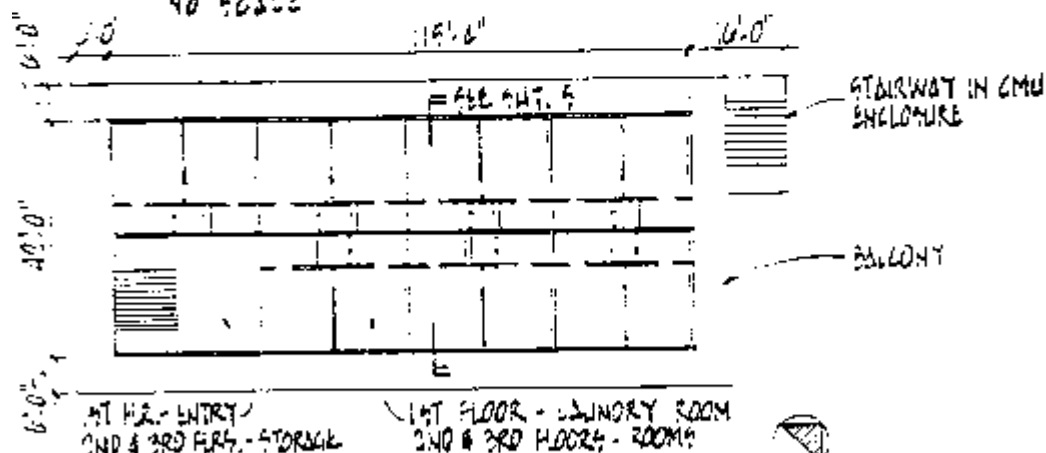
**EXISTING FLOOR PLAN (2 UNITS, 1 BATH) - BLDG. 500**

NO SCALE

SAN DIEGO, CALIFORNIA	MCON PROJECT P-166	B300 (BOPN) & UPGRADE BLDG. 500
ARCH'D BY GMM 3540018785 23 JULY 1986	L. FEIN	J. BRUCE R. O'DIORNE

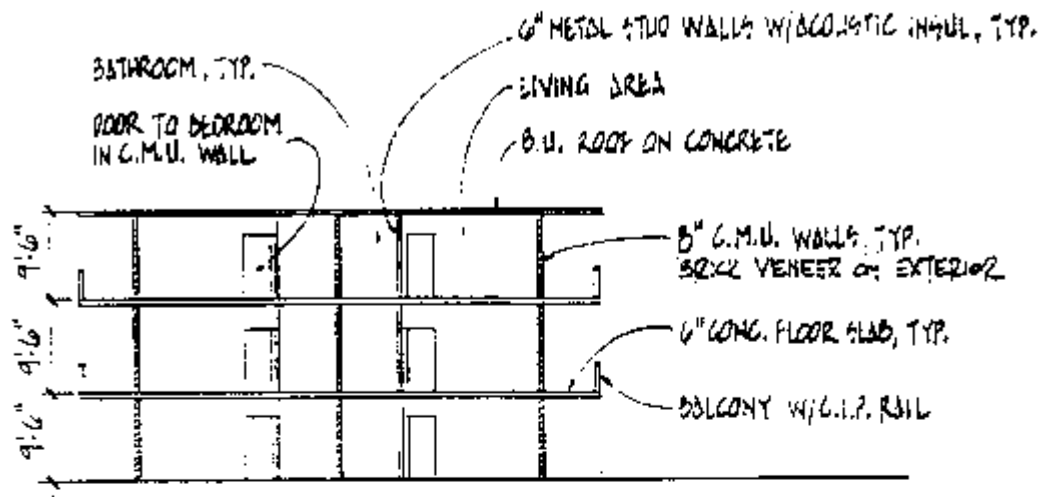


**TYPICAL UNIT PLAN - B300 (20 sq ft)**  
NO 50362



**TYPICAL UNIT LAYOUT - B300 (20 sq ft)**  
NO 50362

SAN DIEGO, CALIFORNIA		MCON PROJECT P-160		300 (20 PM) UPGRADE BLDG 500	
DESIGNED BY	GMH ASSOCIATES	DATE	L. HEIN	DATE	J. BRUCE
DATE	23 JULY, 1960				R. ODORNE



TYPICAL SECTION - 300 (20 PM)  
NO SCALE





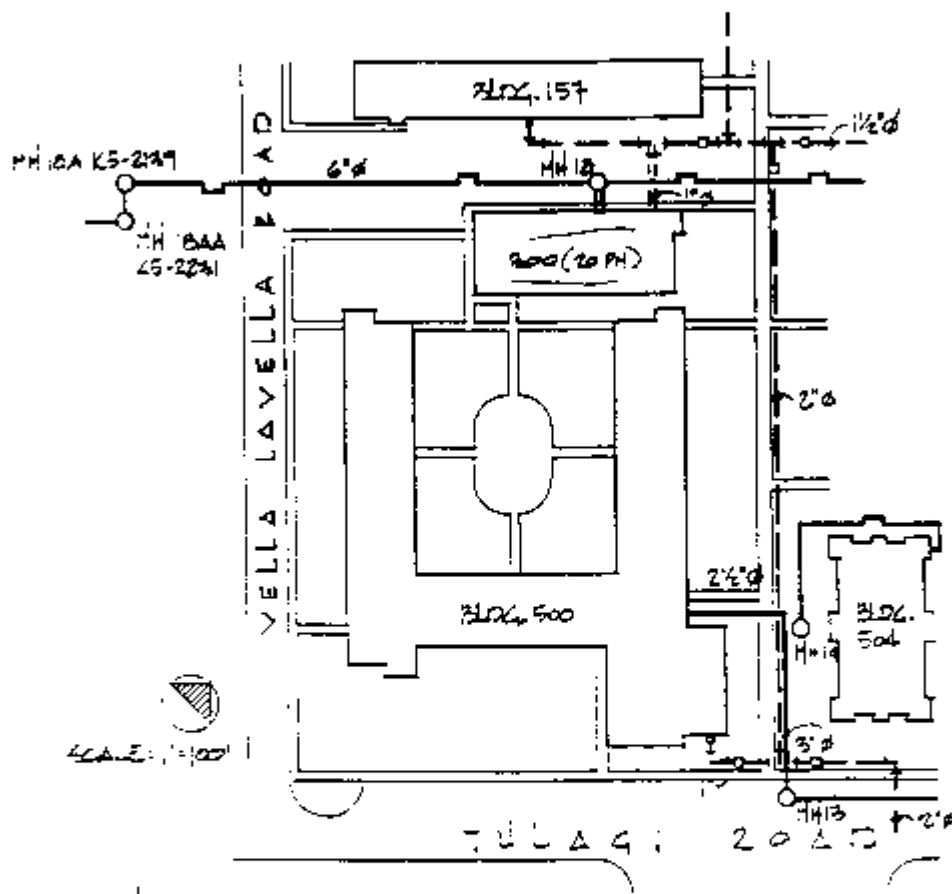


DATE: 23 JULY, 1986

LEWIS

ج. محمد علی

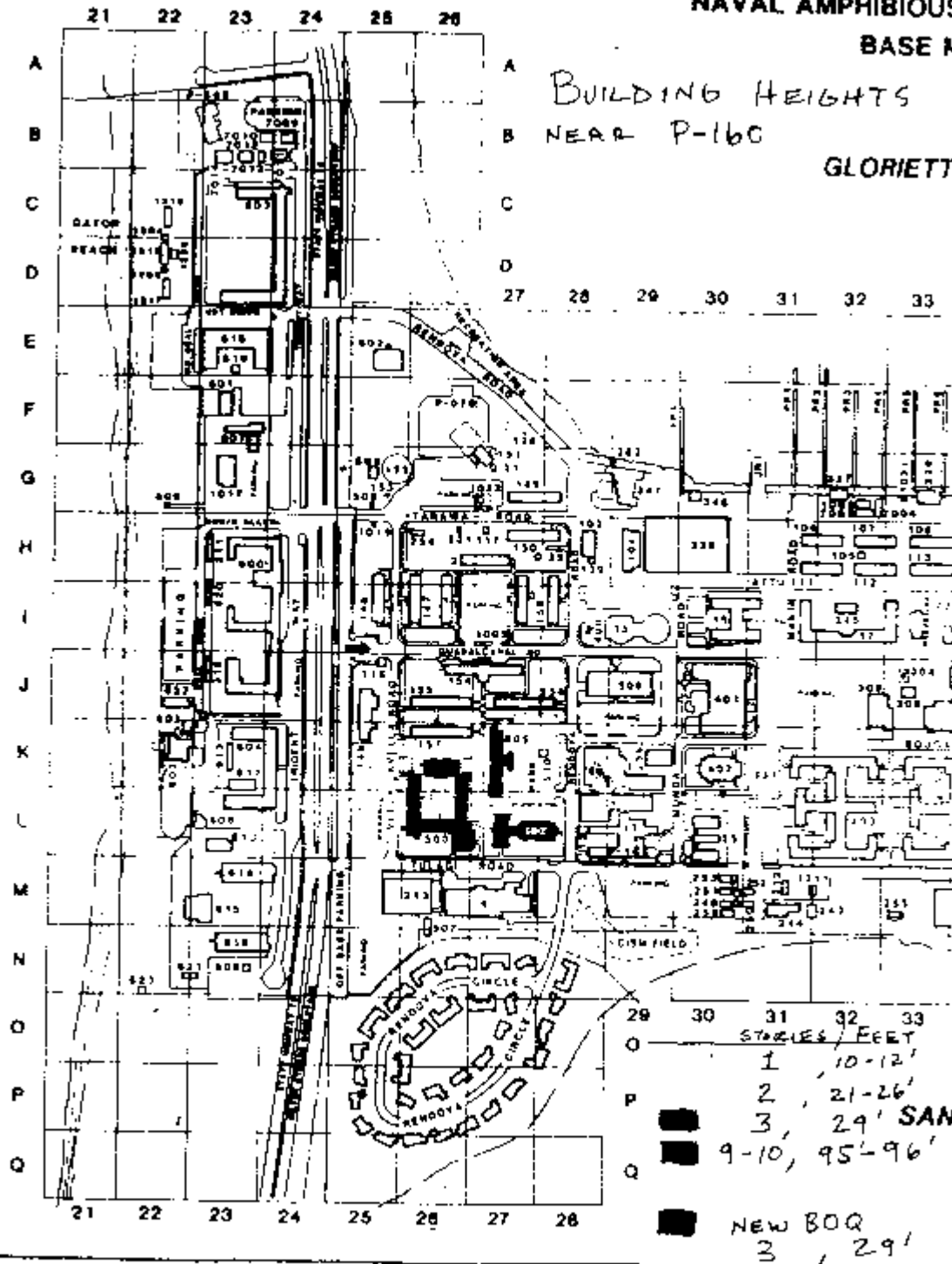
20202020



မင်း

- \_\_\_\_\_ EXISTING H. TEMP. WATER LINE  
 = NEW H. TEMP. WATER LINE - CONNECT TO SHED  
 - - - - - EXISTING GAS LINE  
 === GAS SERVICE

NAVAL AMPHIBIOUS  
BASE A



NOTE: PROJECT AREA IS ENCLOSED (2)

MILCON P-160  
NEW BOQ AND RECONFIGURE BLDG 500

LIST OF BUILDING HEIGHTS NEAR P-1 60

Bldg	Feet	Meters	Stories
500	29	9.4	3
148	12	3.9	1
4	10	3.2	1
504	96	31.0	9
505	95	30.6	10
154	12	3.9	1
155	22	7.1	2
156	22	7.1	2
157	21	6.8	2
13	11	3.5	1
14	26	8.4	2
256	11	3.5	1